

# 11 Church Street, Colac, Vic 3250

## House For Sale

Monday, 6 November 2023



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**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 660 m2**

**Type: House**



Troy Kincaid



Leanne Witcombe  
0409314066

**\$590,000 - \$630,000**

This timeless three-bedroom brick residence, built in 1965 and meticulously maintained with thoughtful updates, exudes a classic charm that stands the test of time. The home welcomes the morning sun, infusing the dining area with a warm glow that seamlessly merges with the Blackwood kitchen. The kitchen features modern amenities, including a gas stove, electric oven, and dishwasher, while the vinyl planks ensure easy maintenance, making it a functional and inviting space. A connecting sunroom provides an additional area to unwind and relax, flowing seamlessly into the enclosed undercover alfresco space. This alfresco area is designed for year-round enjoyment, equipped with outside blinds and an outdoor electric heater to shield against varying weather conditions. The lounge area offers a relaxed atmosphere, characterized by double sliding doors, a ceiling fan, split system and large windows adorned with quality drapes. The entire residence is painted in calming greys and whites and heated efficiently by ducted gas heating, adding to the overall comfort of the home. creating a cosy ambiance throughout. Each bedroom is equipped with ceiling fans and built-in robes, enhancing both comfort and storage solutions. The bathroom is well-appointed with a shower, bath, and toilet, offering convenience and functionality. The property includes a single garage with remote access, providing secure parking, with additional access to the backyard. There are two sheds on the property—a 2x2m shed and a 3x3m shed—both featuring concrete floors, offering ample storage space for tools and equipment. Situated on a corner block spanning approximately 660 square meters, this home boasts a generous backyard. The outdoor space is fully fenced, offering privacy and security, and is adorned with established trees and garden beds, creating a picturesque and serene setting. This classic home offers a perfect blend of timeless elegance and modern convenience. With its updates and thoughtful features, it provides a comfortable and inviting retreat for its fortunate new owners.\*All information about the property has been provided to Richardson Real Estate by third parties. Richardson Real Estate has not verified the information and does not warrant its accuracy or completeness. Parties should make and rely on their own enquiries in relation to this property.